

Public Notice

Fauquier County Farmland Purchase of Development Rights (PDR) Program Request for Applications

"A tool for preserving and enhancing the agricultural industry."

Agriculture is the leading industry in Fauquier County. A critical mass of farmland is necessary for the continued vitality of the economic engine of production agriculture. Farmland owners interested in preserving their farm and natural character of their property may be eligible to have development rights purchased by the County. The Fauquier County Board of Supervisors formally established the Purchase of Development Rights (PDR) Program, a voluntary program that pays landowners to protect the farmland and natural resource assets of their property. The PDR Program allows landowners to enter into agreements to sell the development potential of qualifying property to the County while maintaining the right to continue to own and use the property. The purpose of the PDR Program will be to protect farmland and retain the agricultural industry's critical mass, in particular, farm parcels that are economically viable operations.

Eligibility Criteria:

1. Property is an economically viable farming operation.
 - Gross farm income exceeds \$25,000
 - At least one family member's principal occupation involves farming this parcel/ forestland
 - Farm has invested in substantial infrastructure improvements such as barns, bins, specialty structures, fencing, drainage, ditches, waterway improvements, etc.
2. Parcel is greater than 50 acres, or comprises a combined area of contiguous parcels greater than 50 acres.
3. Parcel is not presently zoned any category other than Rural Agricultural (RA) or Rural Conservation (RC).
4. The parcel is not under conservation easement or pending consideration for conservation easement or otherwise restricted from development.

Maximum price paid will be \$20,000 per development right unit based on gross by-right allotment per sliding scale.

For an application, please contact the Fauquier County Agricultural Development Office at 35 Culpeper Street, Warrenton, Virginia 20186, (540) 349-5314 or visit www.FauquierAG.com. All PDR applications are due by December 20, 2002 at 4 p.m.